

Late Backup ORDINANCE NO. _____

#120

1 AN ORDINANCE AMENDING ORDINANCE NO. 860807-H, REZONING AND
2 CHANGING THE ZONING MAP TO MODIFY THE BOUNDARIES OF THE
3 FAIRVIEW PARK NEIGHBORHOOD CONSERVATION COMBINING
4 DISTRICT AREA TO ADD A NEIGHBORHOOD CONSERVATION COMBINING
5 DISTRICT TO THE BASE ZONING DISTRICT ON THE PROPERTY LOCATED
6 AT 1307 NEWNING AVENUE AND REZONING THE PROPERTY FROM
7 FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING
8 DISTRICT TO FAMILY RESIDENCE-CONDITIONAL OVERLAY-
9 NEIGHBORHOOD CONSERVATION COMBINING DISTRICT-
10 NEIGHBORHOOD PLAN (SF-3-CO-NCCD-NP) COMBINING DISTRICT.

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12 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

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14 **PART 1.** Ordinance No. 860807-H is amended to include the property located at 1307
15 Newning Avenue in the Fairview Park neighborhood conservation combining district.

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17 **PART 2.** The zoning map established by Section 25-2-191 of the City Code is amended to
18 change the base zoning district from family residence-neighborhood plan (SF-3-NP)
19 combining district to family residence-conditional overlay-neighborhood conservation
20 combining district-neighborhood plan (SF-3-CO-NCCD-NP) combining district on the
21 property described in Zoning Case No.C14-02-0067 on file at the Neighborhood Planning
22 and Zoning Department, and as follows:

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24 Lot 41B, Fairview Park Subdivision, a subdivision in the City of Austin,
25 Travis County, Texas, according to the map or plat of record in Plat Book 1,
26 Page 6, of the Plat Records of Travis County, Texas (the "Property"),

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28 locally known as 1307 Newning Avenue, in the Fairview Park neighborhood conservation
29 combining district bounded by South Congress Avenue on the west, East Riverside Drive
30 and East Bouldin Creek on the north, East Monroe Street on the south and Alameda Drive,
31 Sunset Lane and Eastside Drive on the east in the City of Austin, Travis County, Texas,
32 and generally identified in the map attached as Exhibit "A".

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34 **PART 3.** Except as modified below the property is subject to the use and site development
35 regulations established in Ordinance No. 860807-H, as amended by Ordinance No.
36 030717-120.
37

by Ordinance No. 030717